

BK0362PG0294

STATE MS.-DESOTO CO.

Nov 3 10 56 AM '99

Prepared by and  
Return to: William F. Hagan  
Post Office Box 679  
Hernando, MS. 38632  
(601) 429-9048

BK 362-294  
W F Hagan CLK.

TRACI JO MORGAN,

Grantor

TO

WARRANTY DEED

ROBIN G. COSTA,

Grantee

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, I, **TRACI JO MORGAN, an unmarried person, formerly known as TRACI JO MANSFIELD**, do hereby grant, bargain, sell, convey, and warrant to **ROBIN G. COSTA**, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lots 25 and 26, Oakdale Estates Subdivision, in Section 8, Township 3 South, Range 7 West, DeSoto County, Mississippi, as per plat thereof recorded in Plat Book 13, Pages 31-36, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 13, Pages 31-36, and/or elsewhere, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1999 and all subsequent years.

Taxes for the year 1999 are being pro-rated on an estimated basis as a part of this closing. Grantor shall be liable and responsible to Grantee for any shortage in such amount which may be determined upon publication of said taxes. Grantee, her heirs, successors, and assigns, shall be liable for the taxes for all subsequent years.

Possession of said real property shall be given to Grantee upon delivery of this Deed.

Witness my signature, this the 29<sup>th</sup> day of October, 1999.

*Traci Jo Morgan*  
TRACI JO MORGAN

Mrs. Traci Jo Morgan  
4836 Bobo Place  
Olive Branch, MS 38654  
Home: (662) 895-6030  
Work: (901) 827-4512

Ms. Robin G. Costa  
1576 White Oak Cove  
Hernando, MS 38632  
Home: (662) 449-3676  
Work: (662) 449-3676

**STATE OF MISSISSIPPI  
COUNTY OF DESOTO**

This day personally appeared before me, the undersigned authority in and for said County and State, the within named **TRACI JO MORGAN**, who acknowledged that she signed and delivered the above and foregoing **WARRANTY DEED** as her free and voluntary act and deed on the day and date mentioned therein and for the purposes therein expressed.

Given under my hand and official seal of office, this the 29<sup>th</sup> day of October, 1999.

*William F. Hagan*  
NOTARY PUBLIC

MY COMMISSION EXPIRES:  
September 23, 2000

